


Objectives

- Describe three situations in which lead sampling is performed
- Use the **Field Guide** to plan for and perform an examination



Module 5: Putting the Skills Together 1

Why Different Types of Exams?


- Post-renovation clearance
 - ✓To determine if the unit is clean
- HUD-required clearance
 - ✓As required by the HUD Lead-Based Paint Regulation
- Other lead sampling examinations
 - ✓For information on potential lead hazards

Module 5: Putting the Skills Together 2

Key Differences in Protocols

- Qualifications of the examiner
- Examination procedures
- Standards for evaluating hazards

See Field Guide for protocols



Module 5: Putting the Skills Together 3

Before the Examination

Information to give the client:

■ Purpose of the examination

✓Not a risk assessment or paint inspection

■ Examination procedures

✓Clean first

■ Implications of results

✓Disclosure

✓Occupancy

(See Attachment 5-A)

Module 5: Putting the Skills Together4

Before the Examination

Information to get from the client:

■ Age of dwelling (pre-78?)

■ Was abatement performed?

■ Why is the client requesting the exam?

See Attachment 5-A

Module 5: Putting the Skills Together5

Post-Renovation Clearance Purpose

■ To determine if:

✓A dwelling is clear of lead-contaminated dust

✓After renovation or remodeling

■ Voluntary examination

Module 5: Putting the Skills Together6

Post-Renovation Clearance

Examiner Qualifications

- Risk Assessor, Paint Inspector, or Lead Sampling Technician
- Lead Sampling Technician cannot perform post-abatement clearance
- Check State, local, and Tribal laws too

Module 5: Putting the Skills Together

7

Post-Renovation Clearance

Preparing for the Examination

- Tell client to clean unit
 - ✓ At least one hour after work is done
 - ✓ At least one hour before clearance
- Provide guidance on cleaning
 - ✓ See Appendix B
- Ask where work occurred

Module 5: Putting the Skills Together

8

Post-Renovation Clearance

Visual Assessment

- Perform in clearance area
 - ✓ All rooms where work occurred
- If poor conditions:
 - ✓ Correct poor conditions before dust sampling
 - ✓ Provide the client with information on potential sources of lead exposure (See Appendix B)

Module 5: Putting the Skills Together

9

[illegible]

Post-Renovation Clearance Dust Sampling--Locations

- Take dust wipe samples **in work area**
 - ✓ Up to four rooms
- Surfaces to sample:
 - ✓ Floors – one in each room sampled
 - ✓ Window sills – only in rooms where work was done on windows

Module 5: Putting the Skills Together

10

[illegible]

Post-Renovation Clearance Results and Reporting

- Analyze the results and use EPA Guidance
 - ✓ Floors: 100 $\mu\text{g}/\text{ft}^2$
 - ✓ Interior window sills: 500 $\mu\text{g}/\text{ft}^2$
 - ✓ Window troughs: 800 $\mu\text{g}/\text{ft}^2$

Module 5: Putting the Skills Together

11

Post-Renovation Clearance Results and Reporting

- Write the report (See **Appendix B**)
- Clearance Failures
 - ✓ Re-clean unit
 - ✓ Re-testing
 - ✓ Recommend fixing deteriorated paint

Module 5: Putting the Skills Together

12

[illegible]

HUD-Required Clearance

■ Clearance is **required** by HUD after

✓Lead hazard reduction activities

✓Rehabilitation that disturbs paint

✓Maintenance activities required by HUD to address lead hazards

Module 5: Putting the Skills Together

13

HUD-Required Clearance

■ Key differences with other clearance

✓Qualifications of examiner

✓Standards for evaluating hazards

✓Examination procedure

Module 5: Putting the Skills Together

14

HUD-Required Clearance

Examiner Qualifications

■ Examiner must be

✓Certified (or supervised)

✓Independent (unless in-house employee)

■ Lead sampling technician can perform clearance in single units

✓But not in multifamily properties where a sample of units is tested to represent the whole property

Module 5: Putting the Skills Together

15

Lead Sampling Technician Course: Student Manual

5

HUD-Required Clearance

What is the Clearance Area?

- Entire unit
 - ✓ In most cases
- Work site only
 - ✓ Small rehabilitation jobs (\leq \$5,000)
 - ✓ Some maintenance activities required by HUD
- Ask the client

Module 5: Putting the Skills Together

16

[illegible]

HUD-Required Clearance Visual Assessment

- If clearance area does not pass visual assessment, do not perform dust sampling
 - ✓Deteriorated paint must be stabilized
 - ✓Area must be visually clean

Module 5: Putting the Skills Together

17

[illegible]

HUD-Required Clearance Sampling Locations – Rooms

- Unit-wide clearance (most cases)
 - ✓ 4 rooms unit-wide
 - ✓ Areas where work took place and where children spend time
- Work site clearance
 - ✓ Up to 4 rooms in work areas

Module 5: Putting the Skills Together

18

HUD-Required Clearance Sampling Locations – Surfaces

- Floors
 - ✓ One per room sampled
- Windows
 - ✓ If no work was done on windows – sample window sills only
 - ✓ If work was done on windows – alternate sills and troughs

Module 5: Putting the Skills Together

19

HUD-Required Clearance Results

- Analyze the results
 - ✓ Use HUD Interim Standards:
 - Floors: 40 $\mu\text{g}/\text{ft}^2$
 - Interior window sills: 250 $\mu\text{g}/\text{ft}^2$
 - Window trough: 800 $\mu\text{g}/\text{ft}^2$

Module 5: Putting the Skills Together

20

HUD-Required Clearance Reporting

- Analyze the results
 - ✓ Use HUD Interim Standards
- Write the report (See Appendix B)
 - ✓ Signed by examiner
- Clearance Failures
 - ✓ Correct conditions
 - ✓ Conduct clearance again

Module 5: Putting the Skills Together

21

Other Lead Sampling Exams

- For information on potential lead hazards
- Voluntary examination

Module 5: Putting the Skills Together

22

Other Lead Sampling Exams

Preparing for the Examination

- Cleaning – does client want results for:
 - ✓Clean home, or
 - ✓Ordinary conditions
- Sampling area
- Single vs. composite sampling

Module 5: Putting the Skills Together

23

Other Lead Sampling Exams

Performing the Exam

- Conduct visual assessment first
 - ✓ Advise client of potential hazards
 - ✓ Provide information (Appendix B)
- Conduct dust sampling

Module 5: Putting the Skills Together

24

Other Lead Sampling Exams
Dust Sampling Locations

■ Rooms – where children spend time

■ Surfaces

- ✓Floors – 4 single or 1 composite
- ✓Windows
 - 2 window sills or 1 composite
 - 2 window troughs or 1 composite

Module 5: Putting the Skills Together25

Other Lead Sampling Exams
Results and Reporting

■ Use EPA Guidance

■ Use standard report form

■ Examination failures

- ✓Advise client to re-clean and retest
- ✓Consider risk assessment

See **Appendix B** for handouts

Module 5: Putting the Skills Together26

Attachment 5-A: Preparing for the Job – Checklist

INFORMATION TO PROVIDE THE CLIENT		
◆ Clean the unit prior to the lead sampling examination.	Units with dust and debris are unlikely to pass a lead sampling examination. Ideally, cleaning should take place at least one hour after any renovation work is completed to allow dust to settle out of the air. <i>(See Handout 2 in Appendix B for more guidance on appropriate cleaning methods.)</i>	
◆ Wait one hour before clearance.	If the clearance is being done after renovation, remodeling, or hazard reduction work, the lead sampling technician should not take samples until one hour after the clean-up is complete.	
◆ If the lab results show hazardous levels of lead in the dust further action is required.	<p>If the lab results show hazardous levels of lead in the dust:</p> <ul style="list-style-type: none"> ◆ Clean the unit and repair paint to address the hazards. In addition, the client may want to hire a risk assessor to do a more thorough evaluation of the unit. ◆ The client has a responsibility, under Federal law, to disclose any knowledge of lead-based paint or lead hazards to future purchasers or tenants of the unit (even if those hazards have been corrected). 	
INFORMATION TO COLLECT FROM THE CLIENT		
◆ Was the dwelling built after 1978?	If the unit was built after 1978, there is no reason to perform clearance. Lead-based paint was banned from residential use in 1978.	
◆ Was lead abatement conducted?	If so, this is not an appropriate job for a lead sampling technician, except under the direct supervision of a certified risk assessor or paint inspector.	
◆ Why is the client requesting this examination?	<p>See Field Guide for appropriate protocol:</p> <ul style="list-style-type: none"> ◆ Post-renovation clearance ◆ HUD-required clearance ◆ Other lead sampling 	

Attachment 5-B: Exercise – Putting the Skills Together

For the following scenarios, answer these questions:

- a. Are there additional questions you want to ask the client?
 - b. What protocol will you follow? (post-renovation clearance, HUD-required, or other sampling)?
 - c. Where will you conduct the visual examination? What will you look for?
 - d. Will you take dust wipe samples? In what rooms? On what surfaces?
-

1. You just received a call from Mrs. Green to perform an examination of her home. Mrs. Green tells you that her home was built in 1952. She has just had her kitchen and two bathrooms remodeled and she is concerned about that her home was properly cleaned after the remodeling was done.

 2. The owner of Parkview Apartments asks you to do a clearance examination of a unit in his building. He tells you that the unit receives HUD Section 8 assistance and he just did some paint stabilization in the unit to meet HUD Housing Quality Standards. He says he needs to pass clearance before his tenant moves in.

 3. Mr. and Mrs. Johnson are moving into a new home. They have a two year old son and Mrs. Johnson is expecting a second child in three months. Before they move in, they want to make sure their home is safe for their children. They ask you to perform an examination of their home.
-